

OWNER'S CERTIFICATION

THE EASEMENTS DEDICATED AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE

FOR JAMES CITY COUNTY

TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF

I, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS DAY OF , 20

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:

GENERAL NOTES

1. TOTAL AREA OF JCSA EASEMENT DEDICATED =10,904 S.F.± OR 0.250 AC.±

2. THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.

3. THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF JCSA EASEMENTS.

4. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

CERTIFICATE OF APPROVAL

THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

DATE

AGENT FOR JAMES CITY SERVICE AUTHORITY

MONTECELLO AVE.
STATE RTE 1480

N65°00'51"E 100.00'

R=196.81
L=4.85
(EASEMENT TIE)

20' UTILITY EASEMENT HEREBY DEDICATED TO JCSA
AREA= 10,904 S.F.±
OR 0.250 AC.±

EX. BLDG

PARKING

20' UTILITY EASEMENT HEREBY DEDICATED TO JCSA
AREA= 10,904 S.F.±
OR 0.250 AC.±

R=196.81, L=223.42
Δ=65°02'33"
(TOTAL CURVE)

N10°50'01"W
274.57
(CENTERLINE OF EASEMENT IS CENTERLINE OF PIPE)
(TYPICAL)

BEND

N55°50'01"W
127.57

N43°54'06"W
143.12

R=2016.73, L=426.80
Δ=12°07'32"
(TOTAL CURVE)

R=2016.73
L=247.22
(EASEMENT TIE)

N49°56'36"E 246.08'

45.78'

S12°20'22"W

JAMES CITY COUNTY
MID-COUNTY PARK
D.B. 213, PG. 228

PARKING

PARKING

PARKING

NEWS ROAD
STATE RTE 613

IRONBOUND ROAD
STATE RTE 615

N/F
K.A. & F., LLC
TAX PARCEL (38-3)(1-9D)

N/F
MARK S & YOLANDA R KUTNEY
TAX PARCEL (38-3)(1-17A)

N/F
MEADOWS II HOMEOWNERS ASSOCIATION
TAX PARCEL (38-3)(1-1A)

GRAPHIC SCALE

50' 0' 50' 100'

SCALE: 1" = 50'

TAX PARCEL ID: 3830100010

STREET ADDRESS: #3793 IRONBOUND ROAD

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS DAY OF 20
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ AM/PM
INSTRUMENT #
TESTE:
BETSY B. WOOLRIDGE, CLERK

NOTE:
THE LOCATION OF THE UTILITY EASEMENT IS BASED UPON RECORD DRAWINGS AS PREPARED BY LANDTECH RESOURCES, INC TITLED "JCSA WATERLINE ASBUILT FOR MID COUNTY PARK" DATED 10/08/2013.

Rev.

Date

Description

Rev.

2

3-26-14

Revised per JCSA comments

JFS

1

3-19-14

Revised note for centerline of easement per James City County comment

JFS

1

3-19-14

Revised note for centerline of easement per James City County comment

JFS

THOMAS C. SUBLETT

Lic. No. 1886

2/24/2014

AES

CONSULTING ENGINEERS

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PLAT SHOWING
JCSA UTILITY EASEMENT DEDICATED BY
JAMES CITY COUNTY TO
THE JAMES CITY SERVICE AUTHORITY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS

Project Number: 10119-E-19

Scale: 1"=50' Date: 2/24/2014

Sheet Number
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